

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,
WALTER JAUDON, ALLISON GRASS, ROSS APPEL
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, BETHANY WHITAKER

AGENDA

BOARD OF ZONING APPEALS-ZONING

MAY 16, 2017 5:15 P.M. 2 GEORGE STREET

- A. Minutes, March 7, 2017.** APP. NO. 175-16-A1
- APPROVED XX WITHDRAWN 0
- DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 6 AGAINST 0

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- B. Deferred application from previously advertised BZA-Z agendas. For information call 724-3781.**
1. 118 CANNON ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-11-04-163) APP. NO. 175-16-B1
- Request reconsideration of the Zoning Administrator's decision to deny a third short term rental unit under the Short Term Rental, ST Overlay Zone.
Zoned LB.
Owner-Apres Midi, LLC/Applicant-Inglese & Associates, LLC
- APPROVED 0 WITHDRAWN 0
- DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: M.Smith SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0
*L.Krawcheck recused.

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- C. New Applications:**
1. 13 BOYER CT. (EAST CENTRAL) (463-12-02-070) APP. NO. 175-16-C1
- Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,679sf; 4,000sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 2-ft. 9-inch front setback, 4-ft. rear setback (25-ft. and 25-ft. required).
Request variance from Sec. 54-301 to allow a hvac platform with a 28-ft. front setback, a 2-ft. south side street setback and a 2-ft. rear setback (70-ft, 25-ft. and 25-ft. required).
Zoned DR-1F.
Owner-City of Charleston/Applicant-JJR Development, LLC
- APPROVED XX WITHDRAWN 0
- DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 5 AGAINST 0
*R.Appel recused.

2. 65 CONGRESS ST. (WESTSIDE) (463-16-03-079) APP. NO. 175-16-C2

Request special exception under Sec. 54-110 to allow the reconstruction of a rear 2-story addition to a non-conforming building footprint that does not meet the required 3-ft. east side setback and enlarges the heated square footage to non-conforming residential units.
Zoned DR-1.

Owner-Garrett Bean/Applicant-Spencer Nash

APPROVED 0 WITHDRAWN XX
DISAPPROVED 0 DEFERRED 0

MOTION: Withdrawn.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

3. 116 QUEEN ST. AND 15 ARCHDALE ST. APP. NO. 175-16-C3
(HARLESTON VILLAGE) (457-08-04-074 AND 065)

Request variance from Sec. 54-824 to allow a property-line adjustment with (116 Queen St.) having a 17.8-ft. rear setback (25-ft. required).
Zoned DR-1F.

Owners-Sloan L. Wright, Terrance Henderson Wright/Applicant-Sloan Wright

APPROVED 0 WITHDRAWN 0
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: M.Robinson SECOND: W.Jaudon VOTE: FOR 4 AGAINST 1
A.Grass *R.Appel
L.Krawcheck *M.Smith recused.

4. 1056 KING STREET (NORTH CENTRAL) APP. NO. 175-16-C4
(463-12-03-046)

Request use variance from Sec. 54-203 to allow a mini-warehouse/self-storage facility (2nd floor) in a MU-2/WH (Mixed Use Workforce Housing) zone district.
Owner-585 King, LLC/Applicant-Ham Morrison

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 6 AGAINST 0

5. 359 NORTH NASSAU ST. (EAST CENTRAL) APP. NO. 175-16-C5
(459-01-01-035)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,500sf; 2,500sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 0-ft. front setback, a 0-ft. north side setback (balcony), a 5-ft. south side setback and 5-ft. total side setback (25-ft, 3-ft.7-ft. and 10-ft. required).
Zoned DR-2F.

Owner-Nassau Properties, LLC/Applicant-Zourzoukis Homes, LLC

BOARD OF ZONING APPEALS—ZONING/MAY 16, 2017
PAGE 3

WITHDRAWN 0

DEFERRED XX

MOTION: Deferred by applicant.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

6. 933 5th AVENUE (ASHLEYVILLE/MARYVILLE) APP. NO. 175-16-C6
(418-07-00-118)

Request variance from Sec. 54-824 to allow property subdivision that creates two lots (Lot 473B and Lot 473C) that do not meet minimum lot frontage requirements (50-ft. required).

Request variance from Sec. 54-301 to allow a property subdivision to create a (Lot 473A) for a single-family dwelling with 5,589sf of lot area (Ordinance requires 6,000sf).

Request variance from Sec. 54-301 to allow a single-family dwelling (Lot 473A) with a 5-ft. front setback (stairs) and 9-ft. front setback (house) (25-ft. required). Request variance from Sec. 54-301 to allow a single-family dwelling (Lot 473B) with a 19-ft. rear setback (25-ft. required).

Zoned SR-2.

Owner-City of Charleston Dept. of Housing & Community Dev./Applicant-Meadors Architecture

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: A.Grass VOTE: FOR 6 AGAINST 0

7. 837 MINNIE ST. (ASHLEYVILLE/MARYVILLE) APP. NO. 175-16-C7
(418-11-00-074)

Request variance from Sec. 54-824 to allow property subdivision that creates two lots that do not meet minimum lot frontage requirements (50-ft. required).

Request variance from Sec. 54-301 to allow a property subdivision to create two lots for single-family dwellings that do not meet the minimum lot size requirement (6,000sf required).

Zoned SR-2.

Owner-City of Charleston Dept. of Housing & Community Dev./Applicant-Meadors Architecture

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: M.Smith VOTE: FOR 6 AGAINST 0

8. HILLSBORO ST. (ASHLEYVILLE/MARYVILLE) APP. NO. 175-16-C8
(418-11-00-205)

Request special exception under Sec. 54-110 to allow a property-line adjustment that changes the orientation of two non-conforming lots that front on Hillsboro Dr. to two non-conforming lots that front on Sycamore Ave. the existing and proposed lots do not meet the minimum lot size requirements (6,000sf required). Request special exception under Sec. 54-501 to allow construction of single-family dwellings on lots of insufficient size (New Lot 36-5,105sf and New Lot 37-4,715sf).
Zoned SR-2.

Owner-City of Charleston Dept. of Housing & Community Dev./Applicant-Meadors Architecture

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: M.Robinson SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

9. 22 ½ MARY ST. (MAZYCK/WRAGGBOROUGH) APP. NO. 175-16-C9
(459-09-03-091)

Request special exception under Sec. 54-110 to allow a vertical extension (one-half story) to a non-conforming building footprint that does not meet the required 3-ft. east side setback.
Zoned DR-2F.

Owner-Robert Graves/Applicant-Neil Stevenson Architects

APPROVED	0	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.